

Memorandum



Date: October 2, 2007

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Burgos
County Manager

Agenda Item No. 8(F)(1)(A)

Subject: Sale of County-owned Property
Location: 22 SE 16 Street, Homestead
Folio No. Portion of 10-7920-001-0251

RECOMMENDATION

It is recommended that the Board adopt the attached Resolution declaring 2.5 acres of vacant County-owned property located at 22 SE 16 Street, Homestead, surplus, and authorizing the public sale of same to the highest bidder with the restriction that it be used as passive recreational open space.

SCOPE

MANAGING DEPARTMENT:	Miami-Dade Water and Sewer Department
FOLIO NUMBER:	Portion of 10-7920-001-0251
LOT SIZE:	108,981.34 square feet (2.5 AC)
COMMISSIONER DISTRICT:	9
COMMISSION DISTRICT (S) IMPACTED:	County-wide
LOCATION:	22 SE 16 Street, Homestead, FL
DATE ACQUIRED:	July 1 st , 1982 via Warranty Deed
ZONING:	RU-2 (Two- Family Residential)

FISCAL IMPACT/FUNDING SOURCE

MINIMUM SALE AMOUNT: If approved for surplus, GSA will sell the property via sealed bid, for not less than \$250,000.00, the fair market value established by an independent state-certified appraiser.

JUSTIFICATION:

Shores Development, developer of the Shores at Keys Gate residential community, has expressed interest in acquiring vacant, unused acreage at the County's Newton Water Treatment Plant site in Homestead, for the recreational use of that community. In addition, the City of Homestead adopted Resolution No. R2004-03-22 supporting the "transfer" of the south 2.5 acres of the Newton Water Treatment Plant to the Homeowners Association of the Shores at Keys Gate Subdivision.

The subject property falls under the jurisdiction of the Miami-Dade Water and Sewer Department (WASD). The overall site is five acres in size; however, only one of the five acres is actually developed with water treatment equipment. The remaining four acres are currently vacant except for underground water monitoring wells around the site. Upon review, WASD has determined that it would be willing to recommend the release of 2.5 acres of the total site for sale to a third party, under the condition that the use be restricted to passive recreation open space, consistent with the need to protect the underlying water well fields.

Due to the above-described use restrictions which will not permit development of the site, the property cannot be utilized for Infill or Affordable Housing. In addition, staff has circulated notice to County departments and determined that this parcel is not needed for any County purpose. At its March 6, 2006 meeting, the Planning Advisory Board recommended this property be declared surplus to County needs, and that it be made available for sale provided that the use is restricted to "Passive Recreational Open Space."

BACKGROUND

COMMENTS:

The sale of this parcel will eliminate the County's obligation to maintain the property, and will put the property on the tax roll.

Under Florida Statute, the property must be sold via a competitive bidding process.

Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners
Page No. 3

TRACK RECORD/MONITOR

MONITOR:

This property will be sold via sealed bid to the highest and best bidder. No contract will be awarded. The sale of this property will be handled by Mercedes Sanchez, Real Estate Officer.



Director
General Services Administration

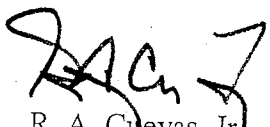


MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

DATE: October 2, 2007

FROM: 
R. A. Cuevas, Jr.
County Attorney

SUBJECT: Agenda Item No. 8(F)(1)(A)

Please note any items checked.

_____ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised

_____ 6 weeks required between first reading and public hearing

_____ 4 weeks notification to municipal officials required prior to public hearing

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

_____ Bid waiver requiring County Manager's written recommendation

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

_____ Housekeeping item (no policy decision required)

_____ No committee review

Approved _____ Mayor

Agenda Item No. 8(F)(1)(A)

Veto _____

10-02-07

Override _____

RESOLUTION NO. _____

RESOLUTION DECLARING 2.5 ACRES OF VACANT COUNTY-OWNED PROPERTY LOCATED AT 22 SE 16 STREET, HOMESTEAD, SURPLUS; AUTHORIZING THE PUBLIC SALE OF SAME TO THE HIGHEST BIDDER WITH THE RESTRICTION THAT IT BE USED AS PASSIVE RECREATIONAL OPEN SPACE; AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF SAID PROPERTY; AND AUTHORIZING EXECUTION OF A COUNTY DEED FOR SUCH PURPOSE

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying memorandum, for the property described in the accompanying County Deed, copies of which are incorporated herein and made a part thereof,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA that this Board, pursuant to section 125.35(2) Florida Statutes, hereby declares surplus 2.5 acres of vacant County-owned property located at 22 SE 16 Street, Homestead, FL; authorizes the sale of same via competitive bidding; authorizes conveyance to the successful high bidder with the restriction that it be used as a passive recreational open space; authorizes the County Mayor or his designee to take all actions necessary to accomplish the sale of said property, legally described in the aforementioned County Deed; and authorizes the Mayor to execute said County Deed, in substantially the form attached hereto.

The foregoing resolution was offered by Commissioner who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	
Barbara J. Jordan, Vice-Chairwoman	
Jose "Pepe" Diaz	Audrey M. Edmonson
Carlos A. Gimenez	Sally A. Heyman
Joe A. Martinez	Dennis C. Moss
Dorrian D. Rolle	Natacha Seijas
Katy Sorenson	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 2nd day of October, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Thomas Goldstein

Instrument prepared under the approval of:
Thomas Goldstein, Assistant County Attorney
111 N.W. 1 Street, Suite 2800
Miami, Florida 33128-1907

Folio No. Portion of 10-7920-001-0251

COUNTY DEED

THIS DEED, made this day of , 2007 A.D. by MIAMI-DADE COUNTY, FLORIDA, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and , party of the second part, whose address is , Miami, Florida. :

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Dollars and No/100 (\$.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida:

LEGAL DESCRIPTION

The South 321.68 feet of the North ½ of Track 2, Block 4 of Section 20 Township 57 South, Range 39 East of "PLAT OF LANDS BELONGING TO THE MIAMI LANDS AND DEVELOPMENT COMPANY", according to the Plat thereof, as recorded in Plat Book 5, at Page 10 of the Public Records of Miami-Dade County, Florida.

Subject to the following restriction:

The property shall be used as a Passive Recreational Park. A passive recreational park is an area that provides low impact recreation such as hiking or picnicking, tot lot or playground with park benches. The area may have bathrooms facilities as long as they are connected to the sewer system and comply with DERM restrictions. The use of septic tanks, pesticides and other chemicals on this site is prohibited. The Wellfield protection measures specified in Chapter 24 of the Miami-Dade County Code are to be observed.

This grant conveys only the interest of the County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by the Mayor as authorized by its Board of County Commissioners acting the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Mayor

Approved for legal sufficiency. _____

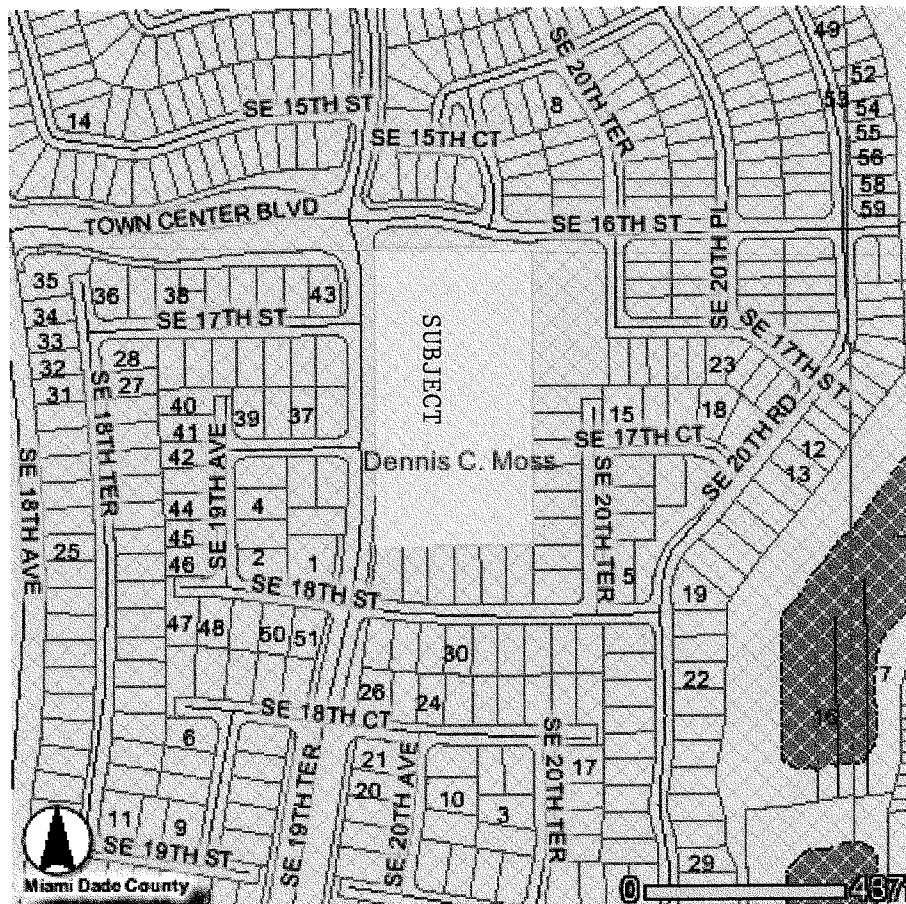
The foregoing was authorized and approved by Resolution No. R- _____ of the Board of County
Commissioners of Miami-Dade County, Florida, on the _____ of _____, 2007.

eMaps Online
Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

Portion of Folio: 10-7920-001-0251 (22 SE 16 Street) Newton Wellfield Property



Legend

Print

Close

Folio: 10-7920-001-0251

Lot size: 2.5 AC (108,981 Sq Ft)

Location: 22 SE 16 Street

"LEGAL DESCRIPTION"

THE SOUTH 321.68FT OF THE NORTH 1/2 OF TRACK 2, BLOCK 4 OF SECTION 20 TOWNSHIP 57 SOUTH RANGE 39 EAST OF "PLAT OF LAND BELONGING TO MIAMI LANDS AND DEVELOPMENT COMPANY", according to the Plat thereof recorded in Plat Book 5 at Page 10 of the Public Records of Miami-Dade County, Florida.

My Home

miamidade.gov

ACTIVE TOOL: SELECT

Show Me:

Property Information

Search By:

Select Item

Text only

Property Appraiser Tax Estimator

Summary Details:

Folio No.:	10-7920-001-0251
Property:	22 SE 16 ST
Mailing Address:	MIAMI-DADE COUNTY WATER AND SEWER 3071 SW 38 AVE MIAMI FL 33146-1520

Property Information:

Primary Zone:	5400 RESIDENTIAL OFFICE
CLUC:	0047 DADE COUNTY
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	190
Lot Size:	217,800 SQ FT
Year Built:	1972
Legal Description:	20 57 39 5 AC M/L MIA LAND & DEV COS SUB PB 5-10 N1/2 OF LOT 2 BLK 4 & 30FT OF SW 336 ST LYG N & ADJ CLOSED PER R-88- 09-30

Sale Information:

Sale O/R:	
Sale Date:	0/0
Sale Amount:	\$0

Assessment Information:

Year:	2006	2005
Land Value:	\$1,250,000	\$300,000
Building Value:	\$4,670	\$4,424
Market Value:	\$1,254,670	\$304,424
Assessed Value:	\$1,254,670	\$304,424
Total Exemptions:	\$1,254,670	\$304,424
Taxable Value:	\$0	\$0



Digital Orthophotography - 2006

0 165 ft

We appreciate your feedback, please take a minute to complete our survey.

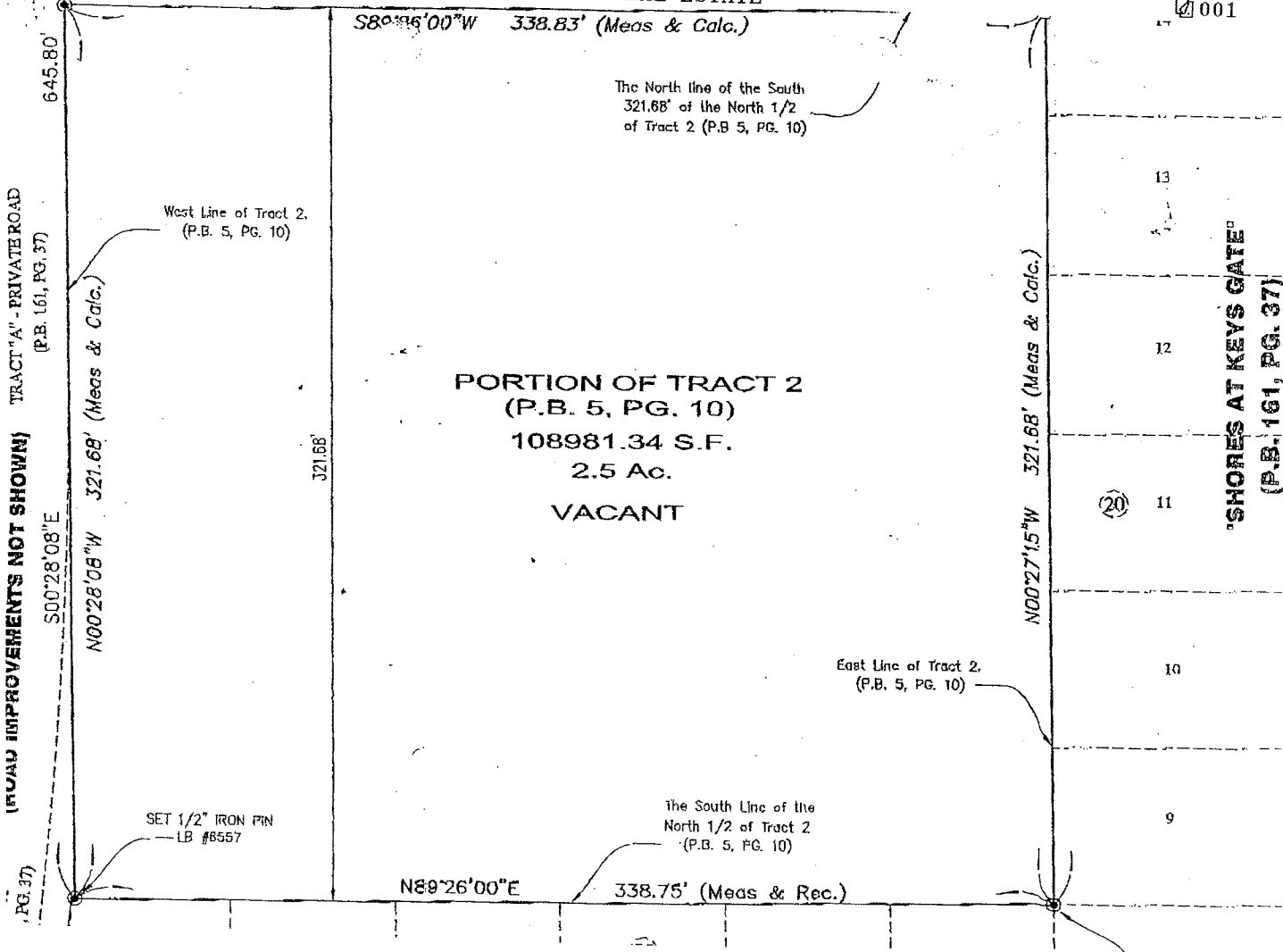
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If you experience technical difficulties with the Property Information application,
please [click here](#) to let us know.

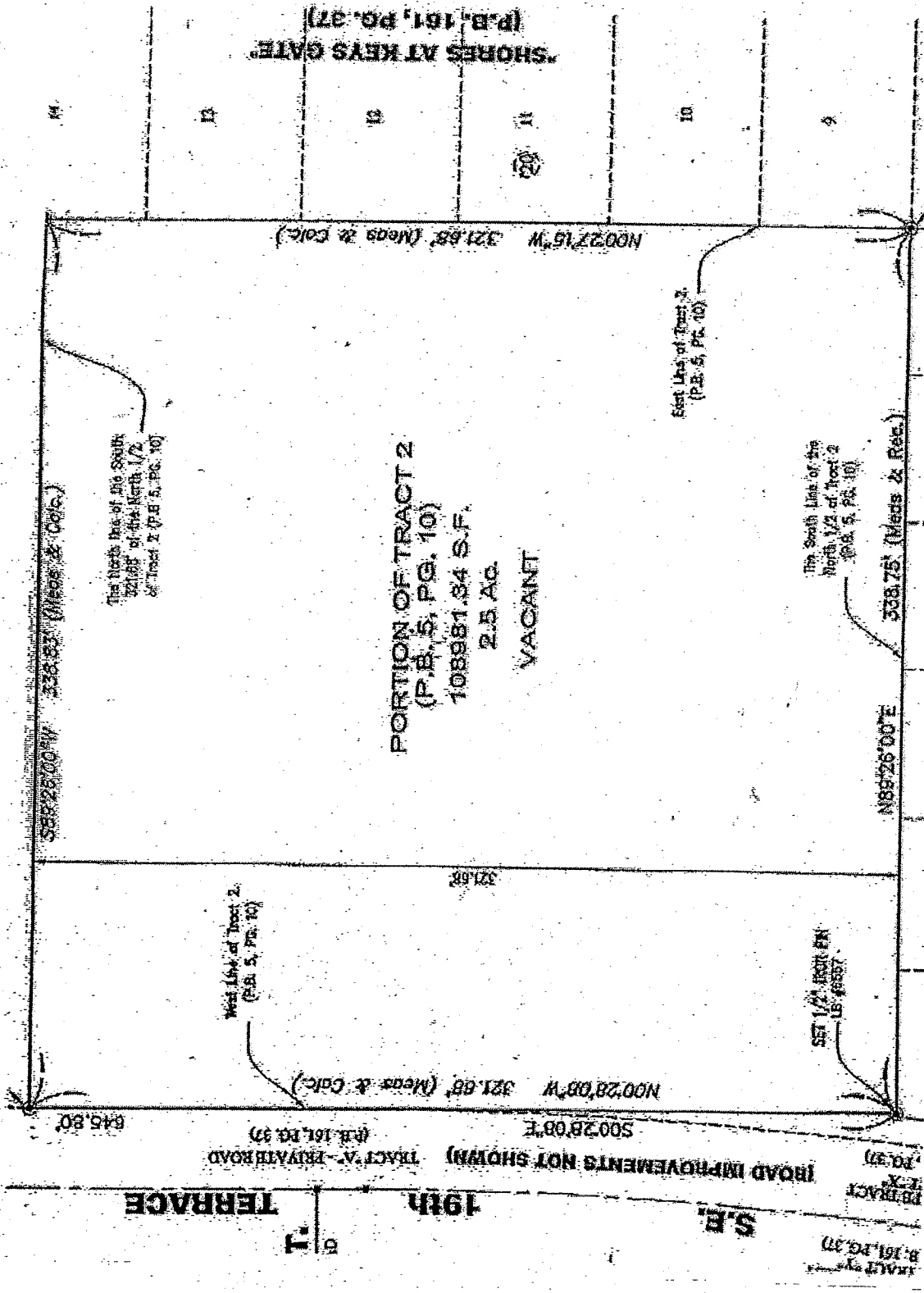
E-mail your comments, questions and suggestions to [Webmaster](#)

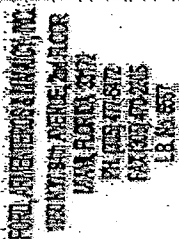
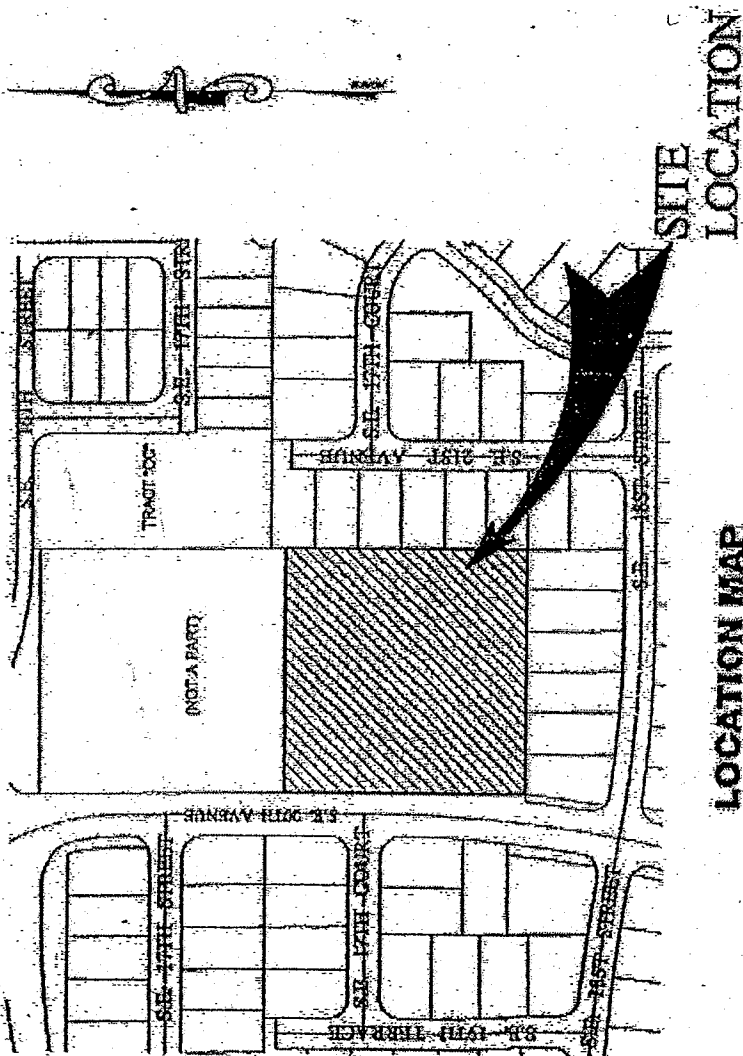
Web Site
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LEGAL DESCRIPTION:

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[illegible][illegible]

LOCATION MAP

SECTION 26 TOWNSHIP 57 SOUTH, RANGE 39 EAST
CITY OF HOMESTEAD MIAMI-DADE COUNTY, FLORIDA.
NOT TO SCALE

SUPERVISOR'S NOTES:

- 1) The herein captioned property was surveyed and described based on the shown Legal Description furnished by Client.
- 2) There may be additional restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County.
- 3) Examination of TITLE COMMITMENT was performed to determine recorded instruments, if any affecting this property.

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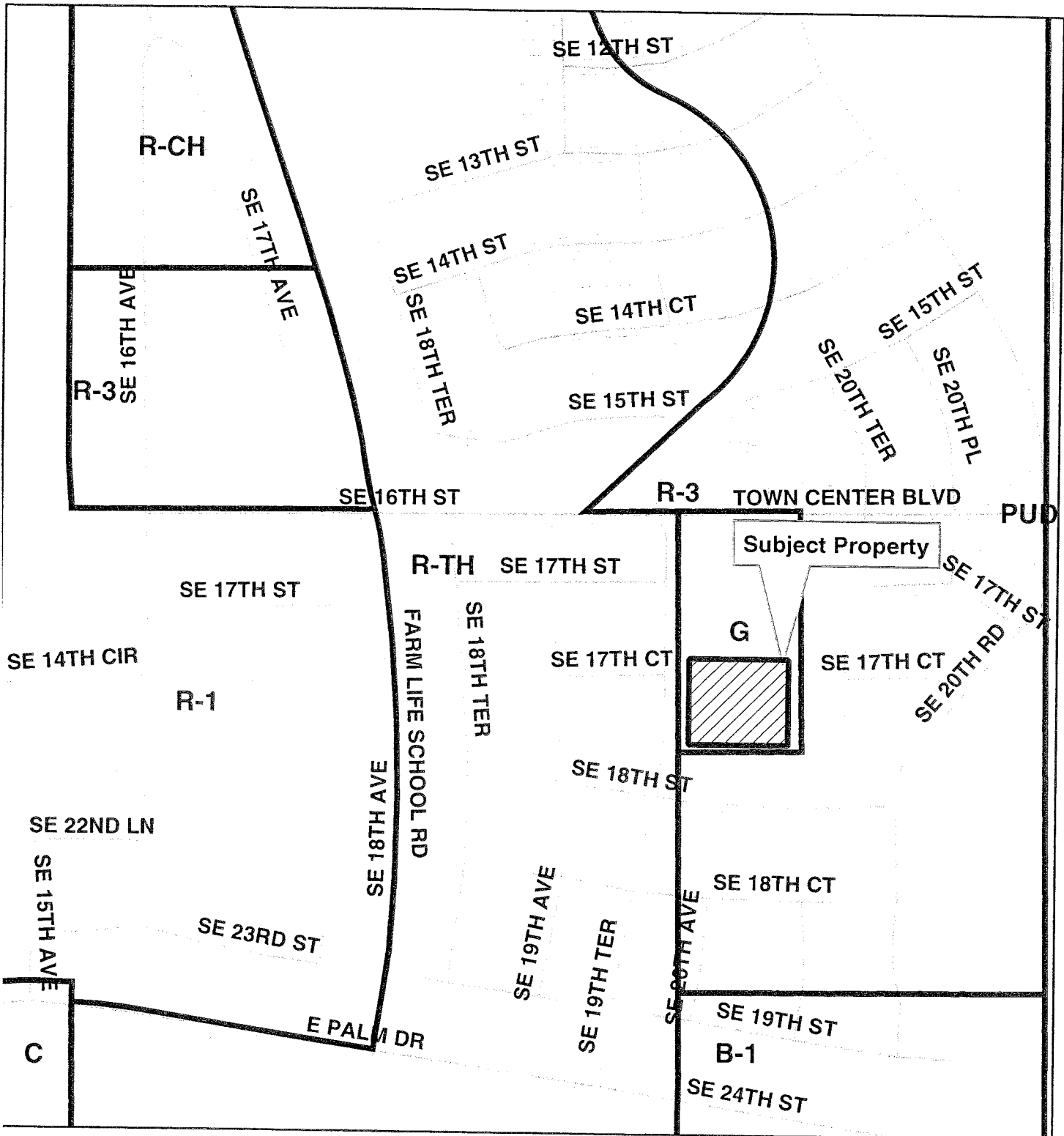
ES AT KEYS GATE
161, PG. 37)

4

13

Sale of Surplus Land

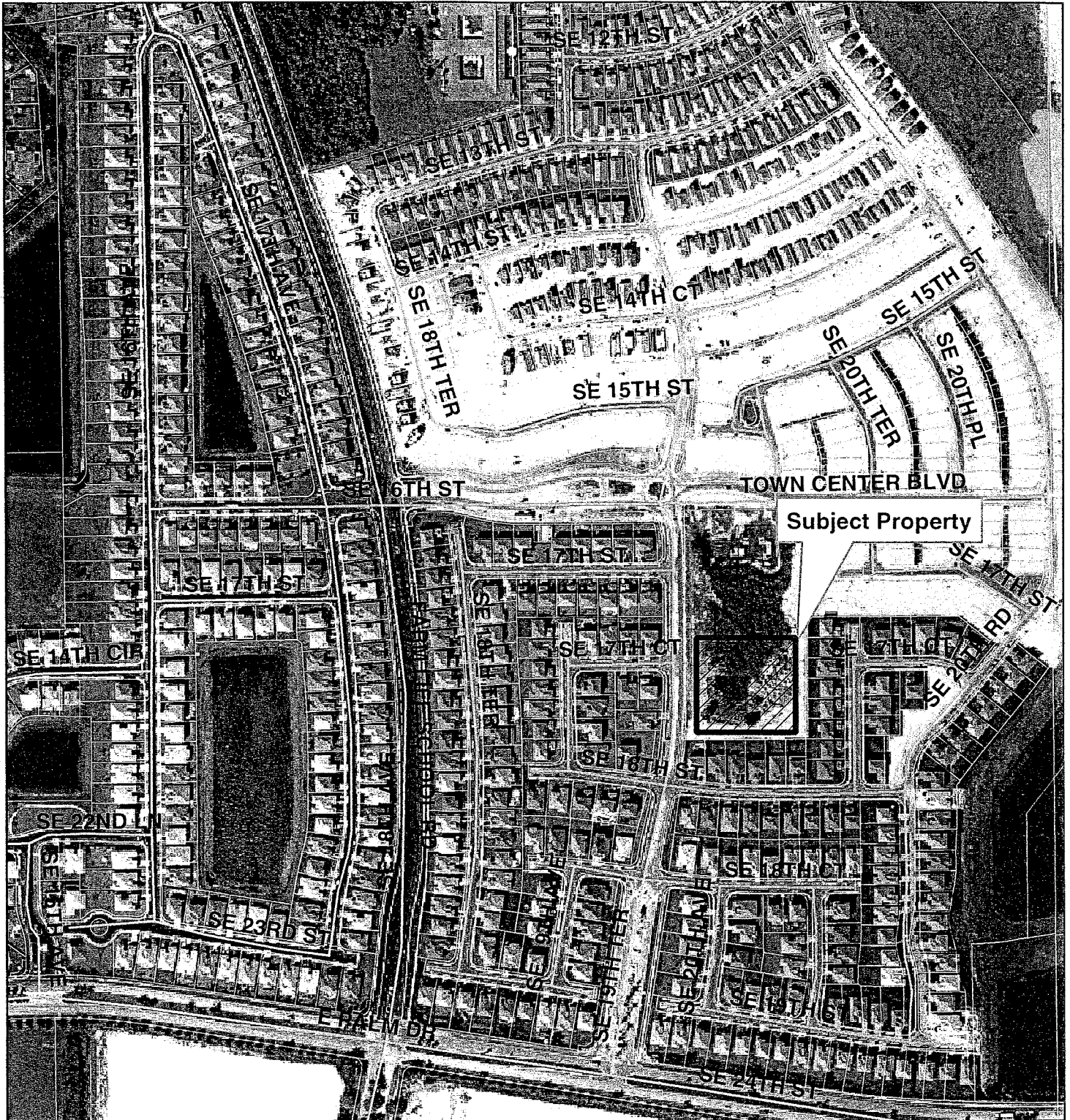
22 NE 16 Street



0 115 230 460 690 920 Feet

Sale of Surplus Land

22 NE 16 Street



0 115 230 460 690 920 Feet

15